



Cambridge Street

| Aylesbury | Buckinghamshire | HP20 1FN



Cambridge Street

| Aylesbury | Buckinghamshire | HP20 1FN

Oscar Lodge is a stunning collection of 49 one and two bedroom retirement apartments and is situated just a stone's throw from Aylesbury town, which is rich in history and heritage but still offers a modern twist.

Not only does Oscar Lodge benefit from beautiful landscaped gardens but it also has a large communal rooftop terrace. A great feature at Oscar Lodge is the Wellbeing Suite offering hairdressing, beauty therapy and treatment facilities conveniently located on-site.

Prices from £279,950

- Landscaped Gardens
- 24hr Call Centre Support System
- 3 Year Warranty
- Walking Distance To Town
- Wellbeing Suite
- 200 Yards From Town Centre
- Rooftop Terrace
- Private Gated Parking
- Owners Lounge With Coffee Bar
- Secure Camera Entry System

Aylesbury Town

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band B or C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall consisting of doors to the living room, bedroom, bathroom and storage cupboard.



All apartments are completely self-contained with their own front door, kitchens are tiled with colour-coordinated worktops, and come with integrated appliances. There is a choice of one and two bedroom apartments.



Living Room

Living room consists of carpet laid to floor, electric fireplace with surround, light pendants to ceiling, wall mounted heater and doors leading into the kitchen and to the Juliet balcony. Space for a sofa suite and a range of other living and dining room furniture.

Kitchen

Fully fitted kitchen with a range of wall and base mounted units, worktops and tiling to splash sensitive areas, inset sink bowl unit with mixer tap, integrated electric hob with extractor over, oven, washer/dryer and fridge/freezer.

Bedroom

Bedroom consists of carpet laid to floor, wall mounted heater and light pendant to ceiling. Space for a double bed and a range of other bedroom furniture.

Bathroom

Bathroom is fully tiled and comprises a wc, hand wash basin unit with storage, heated towel rail and an enclosed walk in shower with hand rail.

Lease Details

The vendor has advised of the following:
 Length of Lease - 999 Years From 2019
 Ground rent - £575 per annum
 Service Charge - £2810.53 per annum

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (B2 plus) A | | | |
| (81-91) B | | | | (B1-B1) | | | |
| (69-80) C | | | | (B2-B0) | | | |
| (55-68) D | | | | (B3-B0) | | | |
| (39-54) E | | | | (B4-B4) | | | |
| (21-38) F | | | | (C1-C0) | | | |
| (1-20) G | | | | (D1-D0) | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | | EU Directive 2002/91/EC | | | |
| England & Wales | | | | England & Wales | | | |

